

# \$549,000 - 117 Cranford Way Se, Calgary

MLS® #A2252766

**\$549,000**

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.05 Acres

Cranston, Calgary, Alberta

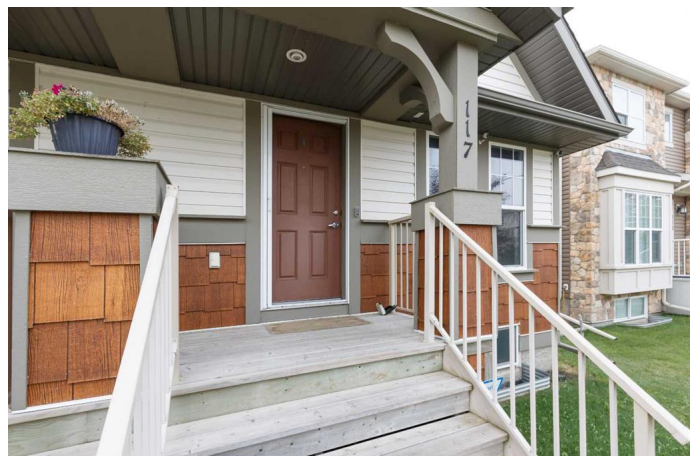
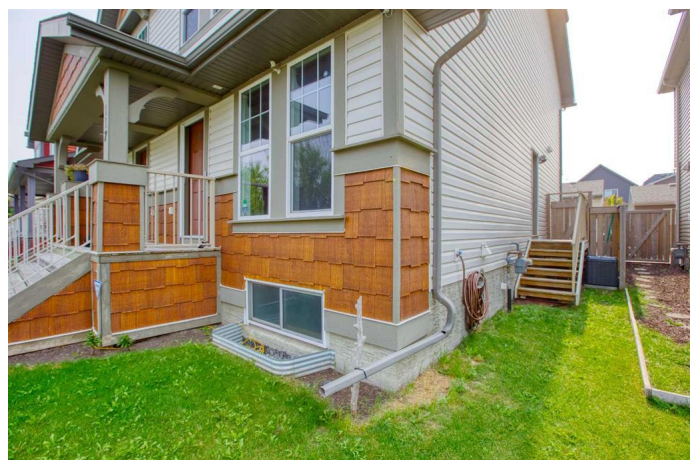
This 1416 sq ft two-storey half duplex is conveniently situated directly across from a play park, offering an excellent setting for families and ample street parking. The well-designed floor plan features three bedrooms and four bathrooms, including a three-piece ensuite off the primary bedroom. The spacious kitchen and dining area flow into a comfortable living room with a wall-mounted electric fireplace and adjacent two-piece powder room. The fully developed lower level includes a sizeable recreation room and a three-piece bathroom. Flooring throughout consists of laminate, ceramic tile, and carpeting. The property boasts an insulated, drywalled double garage with electric baseboard heating. Enjoy low-maintenance outdoor living in the southeast-facing backyard, complete with an exposed aggregate patio—eliminating the need for lawn care. Additional amenities include central air conditioning, a hot tub, and a basement sauna. Located in desirable Cranston and just a short walk to Fish Creek Provincial Park and the Bow River. Easy access to main routes, shopping, schools, and all other essential amenities.

Built in 2013

## Essential Information

MLS® #                   A2252766

Price                     \$549,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,417                  |
| Acres          | 0.05                   |
| Year Built     | 2013                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 117 Cranford Way Se |
| Subdivision | Cranston            |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3M 1W4             |

### Amenities

|                |                                                  |
|----------------|--------------------------------------------------|
| Amenities      | Recreation Facilities                            |
| Parking Spaces | 4                                                |
| Parking        | Double Garage Detached, Heated Garage, Insulated |
| # of Garages   | 2                                                |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sauna, See Remarks, Walk-In Closet(s), Bidet            |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                         |
| Fireplaces        | Electric                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                       |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Playground, Private Entrance, Private Yard                                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding                                                                          |
| Foundation        | Poured Concrete                                                                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | R-2M                |
| HOA Fees       | 181                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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